

Correspondence Received2

Thereafter, on motion of the hearing officer, the request by MORRO COAST AUDUBON SOCIETY (MCAS) for a Minor Use Permit/Coastal Development Permit (DRC2011-00013) is continued to the March 15, 2013 Planning Department Hearing.

5. Hearing to consider a request by KINGSTON BAY SENIOR LIVING, LLC for a Minor Use Permit/Coastal Development Permit to establish a 28,266 square foot, 31 unit senior care facility. The proposed building will have a development footprint of 19,482 square feet and will result in the disturbance of approximately 1 acre on a 1.26-acre parcel. The proposed project is within the Residential Multi-Family land use category, and is located between Londonderry and Green Streets, directly south of Ardath Street, approximately 50 feet west of Highway 1, in the community of Cambria. The site is in the North Coast planning area. The Environmental Coordinator found that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. No new mitigation measures have been proposed. County File Number: DRC2012-00024 APN's:024-191-038,024,052,056 Supervisorial District: 2 Date Accepted: January 14, 2013 Airlin Singewald, Project Manager
Recommendation: Approve

POST MEETING RESULTS: APPROVEDStaff ReportCorrespondence ReceivedParking ManagementRequest For HearingCorrespondence Taken In At MeetingSpeaker Slips

Airlin Stngewald, Project Manager: presents project via a power point presentation.

Jeff King, Applicant: speaks at to project, requests approval of project.

Dana Lilley, Hearing Officer: questions Mr. King regarding availability of facility manager to neighbors. Mr. King responds.

Jay Bladder, Architect: responds to some issues raised by the North Coast Area Council using a power point presentation.

Darryl Nelson, Analyst: speaks at to project.

Claudia Worthen, Marty Munoz-Main, Tom Gray, Erwin Ohannesian, John McGarvy, Bruce Fosdike, Vikki Hansen, Laurel Stewart, all speak as to concerns, or support of project.

Jeff King, Darryl Nelson and Jay Bladder, respond to comments made during public testimony.

Airlin Singewald, Project Manager: responds to comments and concerns raised during public testimony.

Tim Tomlinson, Public Works: speaks as to project, recommends approval.

Dana Lilley, Hearing Officer: deliberates.

Erwin Ohannesian, North Coast Advisory Council: requests clarification regarding widening the shoulder on Ardath. Airlin Singewald asks Tim Tomlinson to respond.

Thereafter, on motion of the hearing officer, the request by KINGSTON BAY SENIOR LIVING, LLC for a Minor Use Permit/Coastal Development Permit (DRC2012-00024) is granted based on the Findings A. through O. listed in Exhibit A and subject to the Conditions 1 through 69 listed in Exhibit B, with newly added Condition 65 to read: "On-going condition of approval (valid for the life of the project), the project shall comply with the Senior Bay Senior Living Parking Management Plan dated March 1, 2013." The remaining Conditions to be renumbered accordingly (Document Number: 2013-017_PDH).

6. Hearing to consider a request by BILL LEE for a Minor Use Permit/Coastal Development Permit to allow construction of an irrigation well for an existing orchard. The proposed project is within the Residential Suburban land use category on a 5 acre parcel, and is located at 190 Sea Wind Way. The site is within the community of Los Osos, in the Estero planning area. This project is exempt under CEQA. County File Number: DRC2012-00028 Assessor Parcel Number: 074-02-015 Supervisorial District: 2 Date Accepted: October 31, 2012 Kerry Brown, Project Manager Recommendation: Approve

POST MEETING RESULTS: APPROVED

Staff Report

Revised Conditions

Request For Hearing Letter